PUBLIC MEETING INFORMATION SHEET

1. The HOME program is a grant from the United States Department of Housing and Urban Development that is designed to help provide and maintain decent, safe, and affordable housing.

2. This program is administered through the Tennessee Housing Development Agency. Your community has made a successful application, and funds are available to assist you with the rehabilitation of your home.

3. There are two eligibility requirements for assistance through the HOME program:

    a) You must own your home or hold a 99-year leasehold on the property and have resided in the dwelling for at least the last calendar year.

    b) You also must meet the income requirements of the program. The maximum household incomes are as follows :

FAMILY SIZE	ANNUAL INCOME DAVIDSON COUNTY MSA
1	$36,550.00
2	$41,750.00
3	$46,950.00
4	$52,150.00
5	$56,350.00

4. The funds may be used to correct any code violations and, possibly, other deficiencies in the dwelling. Funds may not be used for remodeling or for repairs to garages or out-buildings. If a home is in such poor condition that rehabilitation is not feasible, the existing home may be demolished and a new home reconstructed in its place.

5. After the application deadline, all applications will be scored based on household size, income, other information gathered from the application, and condition of the dwelling. Eligible applicants will be ranked based on their score and a priority list will be created. Homeowners will be served according to their rank on the priority list.

6. A thorough Environmental Review will be done on each property. Length of time for environmental review may vary. Homeowners who live within a Floodplain are ineligible for the program. (Floodplains are verified by FEMA Map).

7. A work write-up will be completed by a certified housing inspector to determine the scope of work to be completed on a home. If it is determined you have septic tank issues and the State Environmentalist has to come out to test the septic field and condition, the fee is $500.00. The homeowner will have to pay the fee. The fee will be reimbursed to eligible homeowners under certain circumstances. If, however, a new septic system is required but cannot be approved by the State, the homeowner will not be reimbursed the $500.00.

8. Licensed general contractors will bid on the eligible projects contracts will be awarded to the lowest bidder. A contract will be signed by the homeowner and the contractor, and all work listed on the work write up will be completed. Both the inspector and administrator will oversee work and both the homeowner and inspector will have to sign-off before any payments are made. Homeowners must contact their administrator with any questions or concerns regarding work to be done on the home.

9. The county and or city will make all payments to the contractor with HOME funds on behalf of the homeowner.

10. This money is granted to the homeowner from the county and or city. There will be no costs incurred by the homeowner as long as the homeowner maintains residence in the home throughout the compliance period. The compliance period for a rehabilitation project is five years. The compliance period for a reconstruction is fifteen years.

11. In order to insure that the compliance period is honored, the homeowner will be required to sign a Grant Note and a Deed of Trust which will be recorded with the County Register of Deeds. (The County or City will hold the Deed of Trust) The grant will be forgiven throughout the compliance period. Therefore, if a homeowner occupied the dwelling for two and a half years of a five year compliance period the amount owed *at sale* would be 50% of the original grant.

12. If a homeowner dies during the compliance period, the property may be inherited by a relative or friend. No payback of grant funds will be required as long as the heir does not sell the home

13. Most homeowners are required to move out of the house during construction. The homeowner will bear the expense of moving and storage.

QUESTIONS?